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To: DA Submission Mailbox
Subject: Online Submission

27/02/2024

MRS Charlotte Rivers
41 / 41 Park Avenue - 41 ST
AVALON BEACH NSW 2107

RE: DA2024/0044 - 27 Kevin Avenue AVALON BEACH NSW 2107

I would like to oppose this proposal. Kevin Avenue is a residential street an over development of the site at this level is inappropriate.

Some of the issues a development like this would cause include:

- An increase in traffic as a result of too many properties within the proposed development.
- The street is already very congested at times. This additional traffic will exacerbate the situation.
- There is no additional infrastructure to support it.
- Sets a dangerous precedent for dwelling to land size ratio.
- Will change the existing neighborhood and lead to a significant loss of native flora and fauna.
- All our lovely nocturnal wildlife in this area will be impacted significantly.